050.0	0007	0010.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	7,957,200 /	7,957,200
					USE VALUE:	7,957,200 /	7,957,200
					ASSESSED:	7,957,200 /	7,957,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WATER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LACOURT ENTERPRISES LLC
Owner 2:	
Owner 3:	
Street 1:	30 COLLEGE AVE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	ROWE JUNE E/TRS -
Owner 2:	WATERPOWER TRUST -
Street 1:	1 KENSINGTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 16,515 Sq. Ft. of land mainly classified as Office with a Office - C Building built about 1911, having primarily Brick Exterior and 31362 Square Feet, with 7 Units, 0 Bath, 0 3/4 Bath, 8 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B5	CENTRAL B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	16515.000	6,884,000	8,000	1,065,200	7,957,200
Total Card	0.379	6,884,000	8,000	1,065,200	7,957,200
Total Parcel	0.379	6,884,000	8,000	1,065,200	7,957,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 253.72 | /Parcel: 253.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	35241
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!4239!

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	6,871,500	8000	16,515.	1,046,700	7,926,200	7,926,200	Year End Roll	12/18/2019
2019	340	FV	6,496,900	8400	16,515.	985,100	7,490,400	7,490,400	Year End Roll	1/3/2019
2018	340	FV	6,449,900	8400	16,515.	862,000	7,320,300	7,320,300	Year End Roll	12/20/2017
2017	340	FV	6,449,900	8400	16,515.	677,300	7,135,600	7,135,600	Year End Roll	1/3/2017
2016	340	FV	6,449,900	8400	16,515.	677,300	7,135,600	7,135,600	Year End	1/4/2016
2015	340	FV	2,344,200	8600	16,515.	615,700	2,968,500	2,968,500	Year End Roll	12/11/2014
2014	340	FV	2,344,200	8600	16,515.	615,700	2,968,500	2,968,500	Year End Roll	12/16/2013
2013	340	FV	2,344,200	8600	16,515.	615,700	2,968,500	2,968,500		12/13/2012

PRINT

Date	Time
12/10/20	19:17:19

LAST REV

Date	Time
07/28/20	14:06:00
danam	
4239	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWE JUNE E/TRS	65168-92		4/3/2015		7,600,000	No	No		
ROWE JUNE	26362-273		5/31/1996			No	No		F

USER DEFINED

Prior Id # 1:	35241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	419	Inter Fi	30,000	O				
3/26/2018	318	Manual	4,000	C				
1/17/2018	43	Renovate	200,000	O				
4/13/2016	445	Alterati	8,000					PART WALLS FOR CUB
12/7/2010	2368	Manual	10,000					SINK&SHOWER
4/16/2010	327	Siding	24,500					
8/25/2009	755	Re-Roof	20,000					
3/21/2008	265	Renovate	30,000	C		G10	GR FY10	lavatories,kitch s
2/28/2008	163	Renovate	150,000	C		G10	GR FY10	renovation for med
2/22/2008	147	Renovate	3,000	C		G10	GR FY10	

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Measured	PH	Patrick H
3/10/2009	Meas/Inspect	197	PATRIOT
5/9/2000	Measured	197	PATRIOT
10/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		16515		Sq. Ft.	Site		0	43.25	1.49	CG									1,065,182						1,065,200	

Total AC/HA: 0.37913 | Total SF/SM: 16515 | Parcel LUC: 340 | Office | Prime NB Desc: COMM GD | Total: 1,065,182 | Spl Credit | Total: 1,065,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	29 - Office - C		
Sty Ht:	3 - 3 Story		
(Liv) Units:	7	Total:	7
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	A+ - Excellent		
Year Blt:	1911	Eff Yr Blt:	2000
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	8	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	9.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.9	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.83637422
Const Adj.:	1.18988085
Adj $ / SQ:	119.422
Other Features:	81343
Grade Factor:	1.94
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	7316562
Depreciation:	724340
Depreciated Total:	6592222

COMMENTS

BK:25939 PG:152 1911 / CHK FOR ADD EVENT ZERO,COMBINED WITH 50-7-11 FOR FY 2001. OF=SINK&SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	8

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

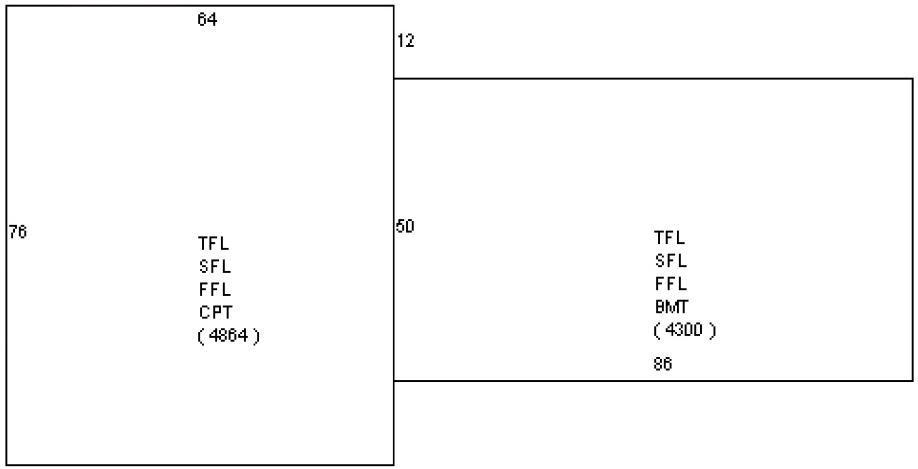
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	231.68
Special Features:	291800	Val/Su Net:	187.80
Final Total:	6884000	Val/Su SzAd	250.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	9,164	119.420	1,094,386
SFL	Second Floor	9,164	119.420	1,094,386
TFL	Third Floor	9,164	119.420	1,094,386
CPT	Carport	4,864	9.230	44,894
BMT	Basement	4,300	84.190	362,029

Net Sketched Area:	36,656	Total:	3,690,081

Size Ad	27492	Gross Are	36656	FinArea	31362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90		1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	Elev-Pas	M	S	8	4	A	AV	1970	15,000.00	T	39.2	340			291,800			291,800
85	Paving	D	Y	1	4000	A	AV	1985	2.75	T	27.2	340			8,000			8,000

More:	N	Total Yard Items:	8,000	Total Special Featues:	291,800	Total:	299,800